



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 23, 2010

Department: Zoning, Building and Planning Staff Contact: Enrico Gradi, Program Planner

TITLE: CONSENT: Approval of a zone map amendment from R-1 to C-LI (CZ-90006)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

ORDINANCE # _____

At the January 6, 2010 public hearing, the County Planning Commission voted (4-2; Commissioners Barbour, Pacias opposed; Mc Mahan excused) to recommend approval of a request for a zone map amendment from R-1 to C-LI on Tract 3, Los Altos Subdivision, located at 3036 Bridge Boulevard SW, and containing approximately .21 acres. The decision was based on the following six (6) Findings.

Findings:

1. The request is for a zone map amendment from R-1 to C-LI on Tract 3, Los Altos Subdivision, located at 3036 Bridge Boulevard SW, and containing approximately .21 acres.
2. This request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan in that Policy I calls for employment and service uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
3. The request is consistent with Resolution 116-86 in it does not constitute a "spot zone" in that M-1 zoning exist adjacent to subject site on the south which meets the requirements of Section 15.5 C-LI zone.
4. The property is located in the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.
6. Generally, the property existing across the street would not constitute adjacency but the special factors, characteristics of this site, would make it appropriate.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (January 6, 2010).

2. County Planning Commission Information Packet.

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval